



## Pepsi Bottling Ventures Expanding Operations in Horry County

For Immediate Release  
December 15, 2022

**Pepsi Bottling Ventures LLC Expands Distribution Operations in Horry County**  
*A \$15 million investment will add 27 new jobs to its operations and retain over 145 jobs*

**CONWAY, SC – Pepsi Bottling Ventures LLC (PBV)**, a leading bottle manufacturer, distributor and seller for Pepsi-Cola products, today announced plans to expand operations in Horry County. The company's \$15 million investment will create 27 new jobs.

PBV has operated out of its current warehouse in Conway since 2009. The expansion will relocate the company within the county to the new Palmetto Coast Industrial Park off Water Tower Road in North Myrtle Beach where they will construct 164,850-square-foot, state-of-the-art distribution warehouse to accommodate increased customer and consumer demand and allow for future growth. The new Horry County facility will continue to serve as the company's only South Carolina location.

The expansion is expected to be complete in the fourth quarter of 2023. Individuals interested in joining the PBV team should visit the company's [careers page](#).

PBV is one of the nation's largest privately held bottlers of Pepsi-Cola beverage products with 19 locations across South Carolina, North Carolina, Maryland and Delaware. The company's broad product portfolio includes top consumer brands like Pepsi, Aquafina, Lipton, Gatorade, Starbucks and more.

### Quotes

"We are committed to the community of North Myrtle Beach and are excited about the opportunities this investment will bring to our customers, consumers, and partners in the region. We thank the City of North Myrtle Beach and its leadership for their support and look forward to serving the community for years to come. We're excited to be here and play a role in the city's future growth." – **Derek Hill, President & CEO, Pepsi Bottling Ventures LLC**

"Horry County has the assets and environment to support world-class businesses such as Pepsi Bottling Ventures. Congratulations to Pepsi Bottling Ventures, and we look forward to seeing their continued success for years to come." –**Gov. Henry McMaster**

"We are excited to announce the expansion of a renowned company like Pepsi Bottling Ventures. When an existing company grows within our state, it's further testament that South Carolina is where companies can find sustained success. Congratulations, and we look forward to strengthening our partnership."-**Secretary of Commerce Harry M. Lightsey III**

"Pepsi has been a staple of Horry County for more than 20 years. When we learned of their plans for growth, we accepted the challenge to assist in their expansion. Our council is

committed to supporting our existing industry, retaining jobs and creating jobs. We look forward to them providing our area with more Pepsi products in their new state-of-the-art facility. Horry County Council is excited to celebrate with Pepsi Bottling Ventures and we wish them much success.” – **Horry County Council Chairman, Johnny Gardner**

“The City of North Myrtle Beach is proud to welcome Pepsi Bottling Ventures to our great City. Pepsi Bottling Ventures has a long history of success and growth in Horry County, and we are happy to be a part of this new expansion. Members of council recognize just how important this new facility will be, including the economic impact it will have and how it will help diversify our workforce. We know this will be a great partnership with a great group that has a proven track record in our area.”-**North Myrtle Beach Mayor, Marilyn Hatley**

“Pepsi Bottling Ventures has a rich history in Horry County, and we appreciate their decision to invest and expand operations here. A true partnership of all involved made it possible to assist Pepsi Bottling Ventures in their new location and I am proud to be a part of such teamwork. On behalf of the MBREDC board, staff, and members we want to thank Horry County, the City of North Myrtle Beach, SC Department of Commerce, Horry Electric, SC PowerTeam, Horry County Transportation Committee, Edgewater Ventures, Davis Moore Advisors, and Waccamaw Land and Timber for making it all possible.” - **MBREDC Chairman, Mike Hagg**

## **FIVE FAST FACTS**

- **Pepsi Bottling Ventures LLC** is expanding its operations in Horry County.
- The company will **construct a new 164.850 square-foot facility, in North Myrtle Beach, SC.**
- PBV is committed to investing **\$15,081,750 million and creating 27 new jobs** over the next five years.
- PBV is a distributor and seller of over **575 beverage products** in the Myrtle Beach area.
- Individuals interested in applying to PBV should visit [www.pbvjobs.com](http://www.pbvjobs.com).

### **About Pepsi Bottling Ventures**

Pepsi Bottling Ventures LLC (PBV) is the largest privately held manufacturer, seller, and distributor of some of the most recognized beverage brands in the world. A joint venture of Suntory Group and PepsiCo, PBV's beverage portfolio includes popular brands like Pepsi-Cola, MTN Dew, Dr. Pepper, Starbucks, Lipton Teas, Gatorade, and more. Additionally, PBV-owned brands, including Nature's Twist, Twisted Punch, and Sparkling OH! are distributed to 48 states and Canada through its subsidiary, Ventures Food & Beverage. Headquartered in Raleigh, NC., PBV has 19 locations in North Carolina, South Carolina, Maryland, and Delaware and over 2,800 employees. Learn more at [www.pepsibottlingventures.com](http://www.pepsibottlingventures.com).

### **About MBREDC**

The MBREDC is a public-private partnership that works closely with new and existing industries, site selectors, and economic development professionals to promote economic growth in Horry County. Since January of 2012, the MBREDC has announced over 2,300 new jobs including announcements in advanced manufacturing, aerospace, back-office support, distribution, health-care, and technology-related businesses. For more information, visit [www.mbredc.org](http://www.mbredc.org).

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## EDGEWATER VENTURES

FOR IMMEDIATE RELEASE

### EDGEWATER VENTURES ANNOUNCES THE BUILD-TO-SUIT DEVELOPMENT OF A 164,850 SF CLASS A DISTRIBUTION FACILITY FOR PEPSI BOTTLING VENTURES LLC

**NORTH MYRTLE BEACH, S.C. (December 15, 2022)** – Edgewater Ventures announces the build-to-suit development of a new Class A distribution facility for Pepsi Bottling Ventures LLC (PBV) at Palmetto Coast Industrial Park in North Myrtle Beach, South Carolina. Edgewater anticipates breaking ground in January on the 164,850 square foot state-of-the-art facility that will welcome PBV as Edgewater’s first tenant within Palmetto Commerce Industrial Park, a four-building Class A industrial park that will total 720,000 square feet upon completion.

The PBV facility will be constructed on 25 acres on Water Tower Road and feature tilt-up concrete construction, 30’ minimum clear height, an ESFR sprinkler system, and expansion capability up to 217,000 square feet. The development of the PBV facility will be the second of two buildings that Edgewater will break ground on in January, coupled with the recently announced 165,000 square foot Building 1, which is being built on a speculative basis. Together, the PBV facility and Building 1 will bring the total under construction within Palmetto Coast Industrial Park to approximately 330,000 square feet.

Palmetto Coast Industrial Park is the first-ever speculative Class A industrial development constructed within the Myrtle Beach market. The park is strategically positioned on Water Tower Road with a dedicated interchange at Highway 31, providing direct, uninterrupted access to the entire Myrtle Beach region. Upon completion, the development will provide corporate tenants with outstanding access to the Grand Strand, Myrtle Beach International Airport, Highway 17, Interstate 95, and the Dillon Inland Port Terminal.

“We’re thrilled to welcome Pepsi Bottling Ventures as our first tenant within Palmetto Coast Industrial Park,” said Chris Norvell, Managing Industrial Principal with Edgewater Ventures. “It’s always exciting to kick off a new industrial park with momentum, and we couldn’t ask for a better partner out of the gate than Pepsi.”

“We are committed to the community of North Myrtle Beach and are excited about the opportunities this investment will bring to our customers, consumers and partners in the region. We thank the city of Myrtle Beach and its leadership for their support and look forward to serving the community for years to come. We’re excited to be here and play a role in the city’s future growth.”

**-Pepsi Bottling Ventures, LLC President and Chief Executive Officer Derek Hill**

Matthew Cooke of Davis Moore Advisors in Raleigh, NC represented Pepsi Bottling Ventures LLC in its lease negotiations with Edgewater.

### **About Edgewater Ventures**

Edgewater Ventures is a commercial real estate investment firm that is focused on the acquisition and development of industrial, office, multi-family and life sciences assets across the Carolinas. Our team members have dedicated their entire careers to the maximization of real estate value through the identification of opportunities and the first-class operation of assets for our clients and partners. With over 50 years of combined experience and years of working together, the Edgewater team brings a unique corporate culture and passion for the industry that has consistently translated into exceptional results. Founded in January of 2020, Edgewater currently owns and operates a portfolio of 3.2 million square feet of properties and over 1.3 million square feet under construction throughout the Carolinas. The firm has offices in Raleigh and Wilmington, North Carolina.

For additional Information:

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### **About Pepsi Bottling Ventures LLC**

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### **About Davis Moore Advisors**

Davis Moore Advisors is an occupier services and site selection firm serving the Carolinas with offices in Raleigh and Charlotte. <https://davismoorecapital.com/>







## MBREDC

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